179.0	0004	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,500 /	766,500
					USE VALUE:	766,500 /	766,500
					ASSESSED:	766,500 /	766,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATSON MICHAEL R/TRUSTEE &	
Owner 2:	MAGRAM LINDA/TRUSTEE	
Owner 3:		
Street 1:	216 SYLVIA STREET	
Street 2:	SYLVIA ST REALTY TRUST	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	WATSON MICHAEL R -
Owner 2:	MAGRAM LINDA -
Street 1:	216 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1962, having primarily Vinyl Exterior and 2429 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	378,000		388,500	766,500
Total Card	0.103	378,000		388,500	766,500
Total Parcel	0.103	378,000		388,500	766,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.59 | /Parcel: 315.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121576
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,900	0	4,500.	388,500	766,400	766,400	Year End Roll	12/18/2019
2019	101	FV	295,400	0	4,500.	383,000	678,400	678,400	Year End Roll	1/3/2019
2018	101	FV	295,400	0	4,500.	294,100	589,500	589,500	Year End Roll	12/20/2017
2017	101	FV	295,400	0	4,500.	277,500	572,900	572,900	Year End Roll	1/3/2017
2016	101	FV	295,400	0	4,500.	255,300	550,700	550,700	Year End	1/4/2016
2015	101	FV	277,600	0	4,500.	238,700	516,300	516,300	Year End Roll	12/11/2014
2014	101	FV	277,600	0	4,500.	219,800	497,400	497,400	Year End Roll	12/16/2013
2013	101	FV	277,600	0	4,500.	219,800	497,400	497,400		12/13/2012

!14085!

PRINT

Date	Time
12/11/20	03:57:54

LAST REV

Date	Time
09/10/18	13:28:57
apro	
14085	

USER DEFINED

Prior Id # 1:	121576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON MICHAEL	62202-505		7/9/2013	Convenience	1	No	No		
ABE DAVID S & D	30610-160		8/31/1999		295,300	No	No		
CASTOR TREVOR	24738-52		7/28/1994		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2014	1506	Redo Bat	9,000					Remodel second flo
8/16/2011	873	Redo Kit	46,000					& ADD 3/4BATH IN B
8/5/2011	818	Inter-De	4,000					OF KIT & BMT PANEL
5/10/2004	348	Addition	80,000	C		G6	GR FY06	16X16 2sty rear
4/6/2004	224	Foundati	5,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
7/18/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Meas/Inspect	345	PATRIOT
10/24/2008	Meas/Inspect	189	PATRIOT
2/23/2005	Permit Visit	BR	B Rossignol
12/21/2000	Meas/Inspect	264	PATRIOT
11/6/2000	Hearing N/C	264	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	2 - Good		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22565794
Const Adj.:	1.02010000
Adj $ / SQ:	131.281
Other Features:	112000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423730
Depreciation:	45763
Depreciated Total:	377967

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

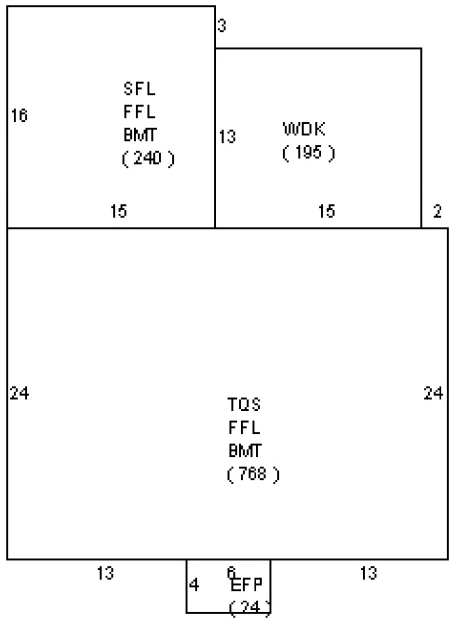
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.28
Special Features:	0	Val/Su Net:	123.89
Final Total:	378000	Val/Su SzAd	207.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	67.740	68,283
FFL	First Floor	1,008	131.280	132,331
TQS	3/4 Story	576	131.280	75,618
SFL	Second Floor	240	131.280	31,507
WDK	Deck	195	11.350	2,214
EFP	Enclos Porch	24	74.060	1,777

Net Sketched Area:	3,051			Total:	311,730
Size Ad	1824	Gross Are	3243	FinArea	2429

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	